

# FORTUNES RIDGE

## HOMEPLACE III

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## CONSTRUCTION UPDATE

The community renovations are continuing. We hope to have the project completed by early spring! Please contact Grandchester Meadows if you have touch-ups, are missing house numbers or have questions regarding the repairs made to your unit.

As a reminder to residents, if your building is under repair, please remove all screens from windows, hanging items from decks and porches, and remove items away from the building to allow proper access by the workers. Painters will need access to front and rear doors so please make sure that when they are on your building to keep all storm doors unlocked.

A listing of paint color schemes for the community is available on the Grandchester Meadows website, [www.grandchestermeadows.com](http://www.grandchestermeadows.com)

Did you know there is a back entrance to HPIII? Turning between buildings 101 & 103 leads to HPII. Take a left or right to get to Woodcroft Parkway!!

### MAILBOXES

The mailboxes were inspected recently to monitor their condition. Some have minor dents but all seem to be functional. If you experience problems with your mailbox, please contact Grandchester Meadows via a work order;

<http://www.grandchestermeadows.com/tools/>



**A few words from your Architectural Review Committee (ARC)...**

Welcome new homeowners! (and reminders for those of us who have been here for a time...) The purpose of the **ARC** is to **HELP** individual HPIII homeowners enjoy and improve the beauty and function of their homes and surrounding spaces, and to **HELP** the overall HPIII community maintain and improve its standards of beauty, use, and aesthetic congruity as set forth in the HPIII Covenants by which we all agreed to abide when purchasing our homes here. With the extensive (and expensive) improvements, renovations, upgrades, fresh painting and landscaping progress undertaken in the past two years, we want to keep our property values going up, and protect these investments for the long run.

**The next HOA meeting for HPIII is March 11th at 6:30 PM in Suite K at the Woodcroft Business Center!**

By now, everyone has received information in the last newsletter, recent door-hangers, email, and U.S. Mail regarding various guidelines and responsibilities of and for the Board of Directors, the **ARC** and individual homeowners. The Board, our management company, Grandchester Meadows, and the **ARC**, would like to remind everyone that:

**ANY CHANGE** on or to **ANY HOME (or common area)**, be it painting, planting and gardening, deck staining, storm door colors, deck or window replacement, visible repairs, lighting, etc., **MUST be approved in writing**, per the Covenants, by either the Board of Directors or the **ARC**.

**SAVE YOURSELF MONEY, TIME, WORK & ENERGY: ALWAYS ASK FIRST!**

The consequences of **NOT** getting **ARC** approval ahead of time can be very costly and inconvenient. [EXAMPLES: 1) You are preparing to sell your home and you decide to re-stain the deck, or change/repair your front stoop without **ARC** approval. You will be forced to come into compliance before the sale goes through. 2) If you plant bushes, and our landscape architect determines that, over time, those bushes will **HARM** other areas of the landscape, you will have to remove those bushes, forfeit their cost and your loving labor at putting them in, and you may also have to replace them with something else, at your own expense.] Any such matter can be **SO EASILY AVOIDED**, just by **ASKING FIRST**.

If you are contemplating **ANY CHANGE** in anything visible about your home, the simple **RULE of THUMB** for all of us should be: **ALWAYS ASK**. If you are **UNCERTAIN** about whether you need **ARC** approval on any matter, please contact our Community Manager, Kalyn Bynum at [Kalyn@grandchestermeadows.com](mailto:Kalyn@grandchestermeadows.com) or 919-389-7944 to **ASK**. You may also speak with the General Manager, David Robbins, at [David@Grandchestermeadows.com](mailto:David@Grandchestermeadows.com), 389-7944.

The **ARC REQUEST PROCESS** is very simple.

- 1) You may not even have to file an **ARC REQUEST FORM**--just call Kalyn (above) and ask.
- 2) **IF** you need to complete an **ARC REQUEST**, you can get a request form at:

[www.grandchestermeadows.com/fortunes\\_ridge/docs/FR\\_Architectural\\_Request.pdf](http://www.grandchestermeadows.com/fortunes_ridge/docs/FR_Architectural_Request.pdf)

- 3) File it with Grandchester Meadows by email ([Kalyn@Grandchestermeadows.com](mailto:Kalyn@Grandchestermeadows.com)), fax (919-882-8739), or mail: Fortunes Ridge HOA, PO Box 37038, Raleigh, NC 27627.

# SPRING IS ALMOST HERE!!

\***CAROLINA OUTDOOR CARE** will be out in the next few weeks applying pre-emergent on the grounds, cleaning up debris and pruning bushes and trees. The pruning may make some plants appear very unsightly for several months. However we need to do this throughout the community for safety reasons, to allow access for workers, and to promote better growth and proper maintenance in the older, over grown plants. Mulch and pine straw are also on the way for the beds and around the buildings.

\***SPRING PLANTING:** For those of you who love to garden, please be sure to ask, and possibly submit your plans to the ARC for approval in time for your planting timeline.

\***SPRING CLEANING:** We would like to ask everyone for their **HELP** in **IMPROVING** HPIII's overall appearance as the warm weather comes our way. Grandchester Meadows will be conducting a 'walk-through inspection' in the next couple of weeks to look for areas and issues that need improving. Many items have been mentioned before: \*no **personal** use of **common** property

\*all decks, above and below, should be clean and well kept

\*no firewood stored against buildings, decks, etc. Pieces need to be on a rack if possible- to help prevent termites.

\*no window-unit air conditioners,

\*please return trash and recycle cans to storage locations by Wednesday morning. These are not to be left out all week.

## **STAY TUNED TO THE WEB:**

Grandchester Meadows, in conjunction with the Board and ARC, will be posting more information about the results of the 'walk through' inspection, listing areas that need improvement AND WAYS THAT YOU, WE, Grandchester & the City of Durham can help with the clean-up. There will be plenty of time this spring for us all to chip in a little and 'spruce up' our own areas.

[WWW.GRANDCHESTERMEADOWS.COM/FORTUNES\\_RIDGE/INDEX.HTM](http://WWW.GRANDCHESTERMEADOWS.COM/FORTUNES_RIDGE/INDEX.HTM)

is our main page, and we will add a link to a NEW SECTION pertaining to the clean-up, **ARC** related matters, a more thoughtful trash can policy, as well as provide information and resources that will help us all make HPIII an even better place in which to invest and live.

## **COMMUNITY GARDEN**

Our community garden was a success last year! Several residents enjoyed planting vegetables and flowers in the garden behind 85, 86, 88. If you are interested in a garden plot, please contact Martha Brown ([jbrown375@nc.rr.com](mailto:jbrown375@nc.rr.com)) or Lynda Pletcher ([lpetch@earthlink.net](mailto:lpetch@earthlink.net)) for more information. In order to receive a plot to plant vegetables, a one time plot fee of \$30.00 is required. Thereafter, an annual fee of \$10.00 is required to help cover the expense of maintaining the garden. There are still plots available so please contact us before March 1st if you are interested.





# COMMUNITY WATCH: BASIC SAFETY TIPS



Here are some helpful tips for making sure we are all securing our homes, property and especially ourselves.

Get to know the people around you -- your neighbors. If you are going to be out of town have someone pick up your newspapers and move garbage cans if necessary. Exchange phone numbers with someone, so you can be reached in the event of an emergency. Working together as neighbors is the first step to making your neighborhood a safer place.

## Car theft crime prevention tips:

- \*If you warm up your car, use a second key to lock the running vehicle.
- \*Never leave your keys in the car or ignition.
- \*Always roll up your windows and lock the car, even if it is in front of your home.
- \*Always park in busy, well-lighted areas.
- \*Install a mechanical device that locks to the steering wheel, column, or brake to prevent the wheel from being turned more than a few degrees.
- \*Investigate the purchase of an auto security system if you live in a high-theft area

or drive a theft-prone vehicle.

- \*Carry your registration and insurance card with you. Don't leave personal identification documents or credit cards in your vehicle.
- \*Copy your license plate and vehicle identification (VIN) numbers on a card and keep them with your driver's license. If your vehicle is stolen, police will need this information promptly.
- \*If you have GPS don't put your home address in it. Put a nearby address (like a store or gas station) so you can still find your way home if you need to, but no one else would know where you live if your GPS were stolen.

## Car Break-ins

- \*Secure your vehicle at all times. Lock your doors and do not crack open your windows even in the summertime.
- \*Do not leave valuables such as laptop computers, cellular phones, chargers, cash, loose change, radar detectors, detachable stereo covers, Palm pilots, CDs, cassette tapes, sports equipment, and important papers and documents in your vehicle.
- \*Do not leave packages in plain view inside your vehicle. Put them in the

trunk or cover them up.

- \*Keep a record of serial numbers for stereo equipment, amplifiers, and other personal items.
- \*Park your vehicle in a well-lighted area.
- \*Be aware of your surroundings and your neighbors.
- \*Report suspicious activity to 911 immediately - when in doubt, call 911.

## Robberies from Persons

- \*Be aware of your surroundings. If you see anything suspicious, do not hesitate to call 911. \*Have your keys ready when you approach your apartment or vehicle.
- \*Do not carry extra cash or valuables.
- \*Do not walk alone at night. Darkness gives robbers an advantage.
- \*If someone follows you, do not drive home. Go to a well-lit place and report it.
- \*Avoid loiterers or people hanging out in groups.
- \*Walk briskly and with confidence.
- \*Do not let strangers inside your apartment. Use your peephole to see who is at the door.

# \*\*Community Reminders\*\*

\* Trash and recycling containers need to be placed behind the units by Wednesday as per the trash can policy. This helps the landscapers who mow on Wednesday if the cans and recycling bins are moved no later than Wednesday AM.

\*Animal waste must be picked up by the animal owner and disposed of properly. Animals are not allowed to eliminate on decks and porches, and waste must not be washed off decks or porches onto the ground. All waste must to be bagged and disposed of properly. Doggy waste stations are available on the Woodcroft trails.

\*The community speed limit is 15 M.P.H. Please be aware of walkers, runners, baby strollers, dogs on leashes and children playing bus stops near the front entrance to FRT. Please slow down and pay extra attention in the morning and afternoon for children getting on and off the buses.

\*Window air conditioners are NOT permitted on the property.



\*The feeding of wildlife in any way that attracts pests,

is a nuisance, is unsightly, disturbs other residents or causes a health or safety issue is prohibited. Unacceptable methods of feeding animals include, but are not limited to, scattering birdseed or other food on sidewalks, front lawns and in other common areas.

\*Landlords, make sure your tenants are informed of all community rules and regulations. Please share newsletters and other communications with your renters during their stay in the community.

## PARKING

Parking in HomePlace III has been much improved in the past few months. For residents who have not been exposed to the parking policy, these are the core points to help keep our neighborhood safe and respectable:

-Parking is only allowed in designated spaces. Parking is not allowed in the street, on the grass, or around cul-de-sacs that are not marked. This is not only for the comfort and safety of all residents; it is also to ensure proper access for emergency vehicles.

-Additional parking is allowed along Fortunes Ridge drive.



-Visitors are allowed to park in spaces marked with a 'V'.

-If you are not familiar with the location of our visitor spaces then please take a minute to drive around to locate the spaces nearest to your home. You can also ask neighbors for their permission to use their parking spaces.

-If someone is illegally parked, residents can contact Dave's Towing at (919) 544-7152. Like all towing services, Dave's Towing requires the caller to provide their name and unit number, which remain confidential.

-In the case of a home that is rented, it is the owner's responsibility to ensure that renters are aware of the policy and that the policy is followed.



**Eat Local, Eat Well.**

The Durham Farmers' Market is a producer-only market featuring the produce and wares of more than 50 local vendors. The DFM offers locally grown fruits and vegetables, meats, eggs, cheeses, breads, home-baked pies, honey, handmade chocolates, preserves, local wines, cut flowers, potted plants, hand-made soaps, pottery, jewelry and artwork of all sorts.

Location: Pavilion @ Durham Central Park , 501 Foster St.  
[www.durhamfarmersmarket.com](http://www.durhamfarmersmarket.com)

April–Nov., Sat's 8am–noon

Dec–Mar., Sat's 10am –noon\*\*  
every other Saturday

May–Sept., Wed's 3:30–6:30

**WOODCROFT CLUB NEWS**

**Looking for a summer job?** Woodcroft Club is offering a lifeguard certification course. Applications are available online at [www.woodcroftclub.org](http://www.woodcroftclub.org) under "contact us". Jobs available are lifeguards, camp counselors, swim instructors and snack bar attendants.

**Coffee Break Tuesdays** are back beginning January 12th from 7:30–9:30 am every other Tuesday. Come start your morning off with coffee, OJ, pastries, bagels, sausage biscuits and muffins.

**Celebrate National Pancake Week**– Pancake Breakfast– Cost \$3.00/person. Saturday February 20th 9–11am.

**Summer Camp at Woodcroft** is available for 6–11 year olds. Each week has its own theme. Camp includes daily swim lessons. See the Woodcroft website for more information.

**Woodcroft Club Contact Information**

Office: 919.489.7705

Fax Line: 919.419.0554

General Email: [woodcroftclub@nc.rr.com](mailto:woodcroftclub@nc.rr.com)

**OPENING NIGHT**

For the Durham Bulls is  
April 15!

Want tickets?

[www.dbulls.com/tickets](http://www.dbulls.com/tickets)

Fortunes Ridge HOA  
P.O. Box 37038  
Raleigh NC 27627